



city of mountain view
**san antonio
area visioning
report**

january 2013



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introduction

1

The San Antonio Center has evolved greatly since its inception in the 1950s, and is currently undergoing a period of transition and growth. The San Antonio Area visioning process was initiated by members of the community and City Council during the General Plan adoption process. It was conceived as an **opportunity for community stakeholders to participate in shaping the future of the San Antonio Change Area** by identifying the key objectives, strategies and improvements. This report **summarizes the community input** gathered in the Fall of 2012. It **highlights common preferences as well as topics where there was diverging input**. The

visioning process findings will require **further analysis during the forthcoming San Antonio Precise Plan** process which will refine all input and define options for topics of differing input.

The following chapters include an introduction to the visioning process and existing conditions; the overarching community principles for guiding precise plan development and future improvements and buildings; form, use and character preferences; and a summary of the key findings and next steps in the Precise Plan process.

IN THIS CHAPTER:

Visioning Purpose and Process

Existing Conditions Overview

VISIONING PURPOSE AND PROCESS

Implement General Plan Goals

The Mountain View 2030 General Plan was adopted by the City Council in July 2012. It outlines five “change areas” across the city - including the San Antonio Change Area - that the community identified as opportunities for change and enhancement over the next 20 years. The San Antonio Visioning Process builds on the goals, policies and future vision for the San Antonio Change Area, as outlined in the General Plan.

Gather Community Input

The San Antonio Area visioning process took place from October to December 2012. Several community engagement tools were used to gather a wide range of community input, including two community workshops and online interactive tools.

The community workshops were each attended by 60 - 80 participants. The sessions included presentations, interactive surveys, breakout group exercises and large group discussions to shape form, use and character concepts for the San Antonio Area.

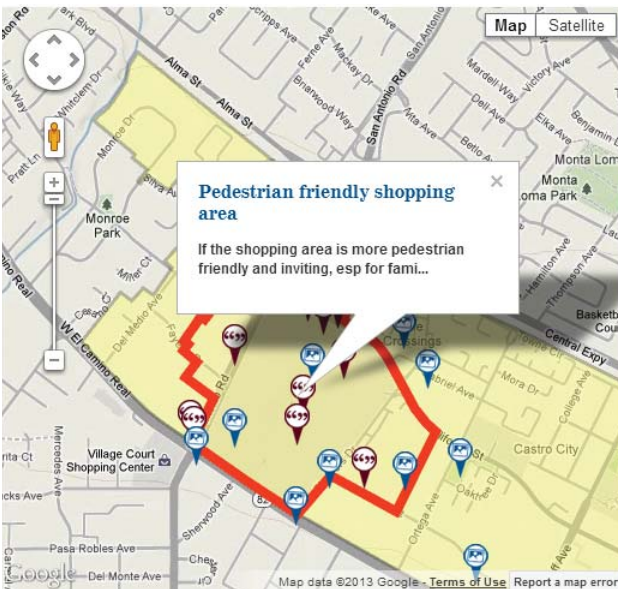
In conjunction with the community workshops, the online interactive tools helped to engage additional members of the community and refine workshop topics. The online tools included two online surveys, which together received over 700 responses, and an interactive map that allowed participants to pinpoint comments and photos in specific locations.

Comprehensively summarizing all of the community input from the visioning process is difficult and requires both art and science to determine overall community desires for the future of the San Antonio Area. Understanding that each and every comment cannot be included, this report aims to highlight common preferences that were emphasized repeatedly by participants at the workshops and through the online tools. Technical analysis to determine the feasibility of these common preferences was not included in the visioning process, but will be a part of the Precise Plan process.

In addition to the common preferences identified through the visioning process, there were also many dissimilar opinions and areas where further input is needed. These topics for further study are highlighted throughout the report. All of the



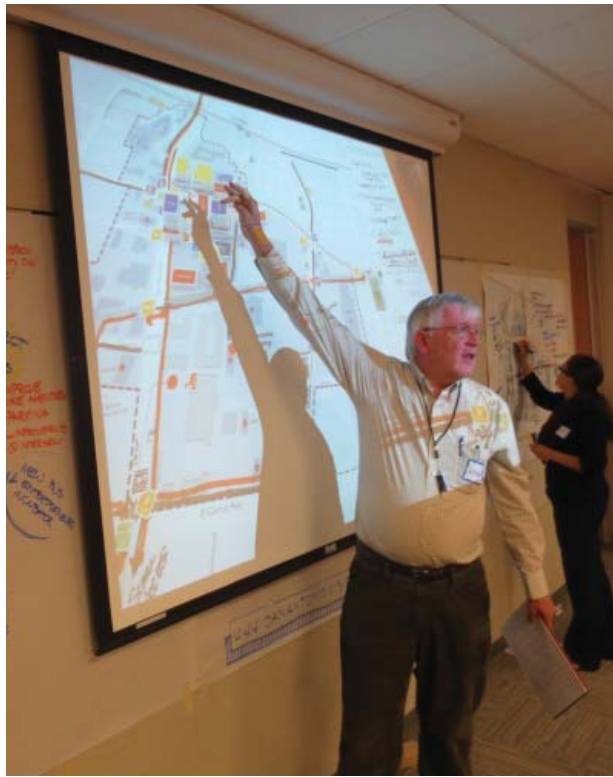
Community Workshop #1 Breakout Group Exercise



Online Interactive Mapping



Community Workshop #2 Large Group Discussion



Community Workshop #1 Large Group Report

community comment cards, survey responses, online mapping, wallgraphic recordings and workshop input summaries are included in the report appendices.

Inform the San Antonio Precise Plan

Input from the San Antonio Area visioning process will inform creation of the San Antonio Precise Plan, scheduled to begin in early 2013. Through feasibility and technical analysis, and further community review and input, the Precise Plan process will result in the development of specific regulations, policies and plan alternatives for the San Antonio Change Area.

EXISTING CONDITIONS OVERVIEW

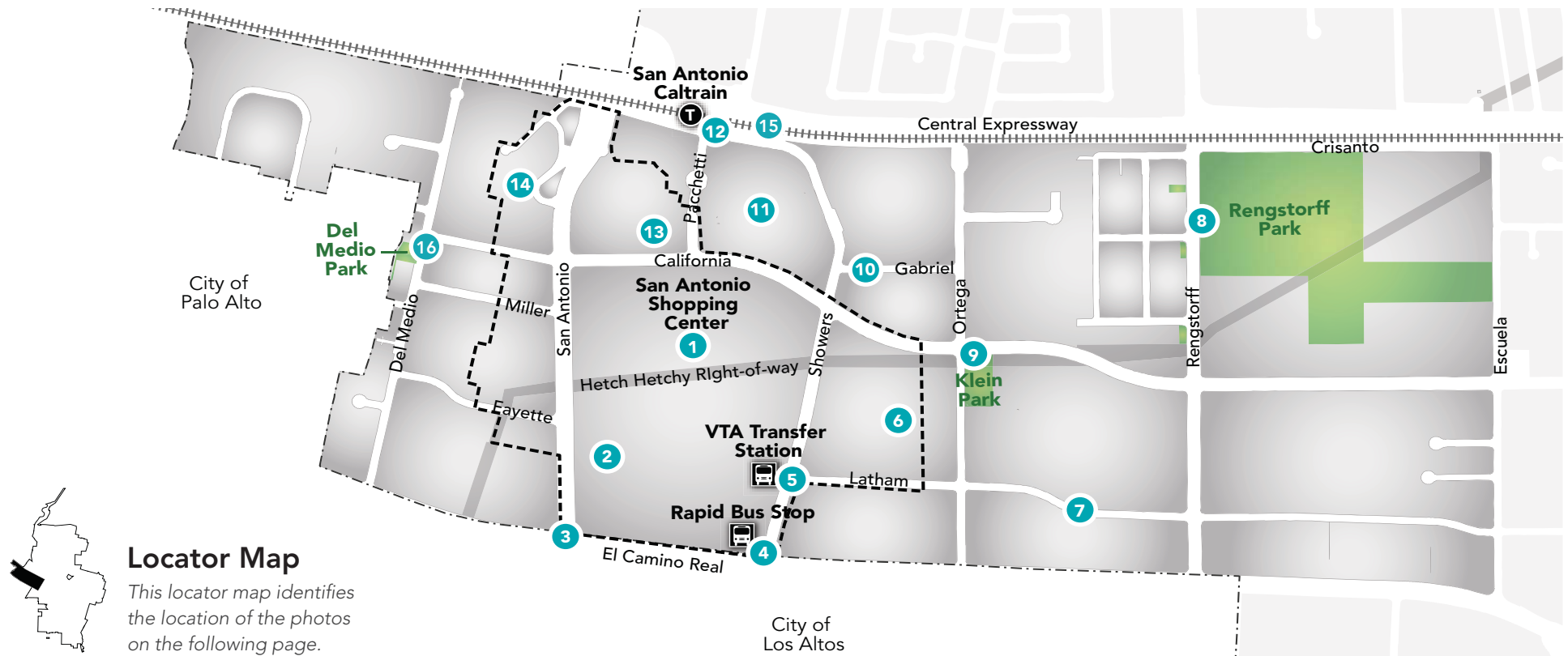
The San Antonio Area is located along the City of Mountain View's western edge, adjacent to Palo Alto and Los Altos, and includes a diverse mix of commercial and residential uses. It is anchored by the San Antonio Center, a major regional shopping destination. Caltrain rail and VTA bus service are prominent transportation amenities.

The San Antonio Center is surrounded by a range of small and medium-sized retail/commercial uses, as well as existing residential developments and neighborhoods.

The San Antonio Center is undergoing updates through a recent development project to incorporate a wider range of uses and development types, including new residential

uses. Typical for a suburban location, the San Antonio Area contains several auto-oriented developments and roadways such as El Camino Real, San Antonio Road, California Street and Showers Drive.

The following maps and photos illustrate the San Antonio Area destinations, land uses and surrounding context.





1 San Antonio Shopping Center



2 Merlone Geier Phase I Construction



3 San Antonio Road and El Camino Real



4 Rapid Bus Stop



5 VTA Bus Transfer Station



6 Target



7 Multifamily Residential Area



8 Rengstorff Park



9 Klein Park



10 Single Family Residential Area



11 The Crossings Development



12 San Antonio Caltrain Station



13 Safeway



14 Community School of Music and Arts



15 Caltrain Station Pedestrian Underpass

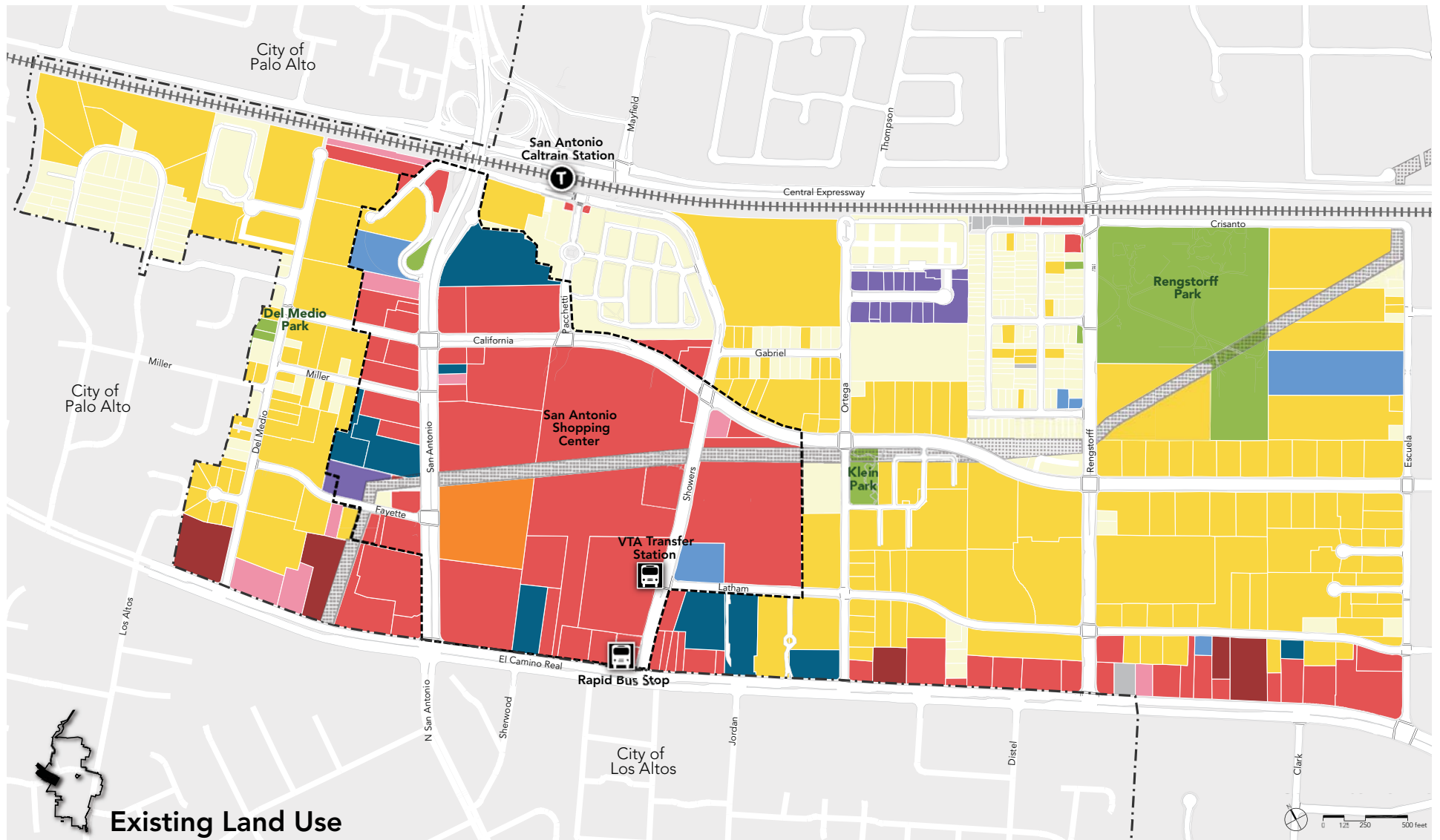


16 Del Medio Park



Legend

- | | | |
|---------------------------|------------------|-------------------------------|
| Change Area Parcel | Major Bus Stop | Retail/Market |
| City Boundary | Caltrain Station | Educational/Community Service |
| Hetch Hetchy Right-of-way | Railroad | Open Space |





community vision

2

The San Antonio Area visioning process helped refine objectives for public improvements and future development that were identified for the Change Area in the General Plan; and included participant discussion of potential opportunities and challenges to achieve community desires. Key opportunities for improvement voiced by participants include the need for more plazas and open space, bike- and pedestrian-friendly streets and paths, improved links to transit, a range of

land uses, and balancing of automobile traffic with other modes of transportation. One key area reflecting more divergent opinions is preferred height and intensity for future development, which will require further discussion and analysis. Based on these opportunities and challenges, the following vision framework outlines the community's guiding principles for the future of the San Antonio Area.

IN THIS CHAPTER:

General Plan Vision

Community Principles - Visioning Process

vision framework

SAN ANTONIO CHANGE AREA VISION GENERAL PLAN 2030

The San Antonio Change Area continues to evolve as a diverse regional and community destination with a variety of land uses and mobility improvements.

In 2030, San Antonio is a lively mixture of commercial and residential uses. Bicyclists and pedestrians connect easily to surrounding neighborhoods, Caltrain and VTA transit stations. San Antonio Center, the core of the area, is a regional and local draw with its housing, retail stores, services and restaurants. Walkable blocks and streets oriented to pedestrians are punctuated by vibrant, active plazas and enhancements to the Hetch Hetchy right-of-way.

COMMUNITY PRINCIPLES - VISIONING PROCESS



Create human-oriented streets, open spaces and buildings



Create a balanced multimodal community with appropriate design, traffic mitigations and safety measures



Expand and improve the pedestrian network, through means such as connections through the San Antonio Center and access to transit



Expand and create an interconnected bicycle network



Retain existing and encourage new neighborhood-serving businesses mixed with regional commercial destinations



Create a range of community gathering spaces in the neighborhood



Retain existing and encourage new community services



Ensure proper transitions from higher densities within the San Antonio Center to adjacent neighborhoods



Explore opportunities to create a greenway along the Hetch Hetchy right-of-way



form, use and character 3

Using the General Plan Form and Character Guidelines as a starting point, visioning process participants explored the specific locations and high-level design concepts for multimodal connectivity, open space, and land use and intensity throughout the San Antonio Area. Community participants arrived at several areas of consensus around streetscape character, connectivity, open space and land use. However, opinions differed more significantly on the appropriate building heights and intensity for

many areas of the site. This range of input - from common preferences to areas for further discussion - is outlined in this chapter. In addition to the higher level input on the overall Change Area, a focused discussion of land use and intensity in specific Sub Areas of the site is also included in this chapter. These concepts are a summary of community input and are not an endpoint. They will be subject to further study, including additional outreach and technical feasibility analysis in the Precise Plan.

IN THIS CHAPTER:

Connectivity

Open Space

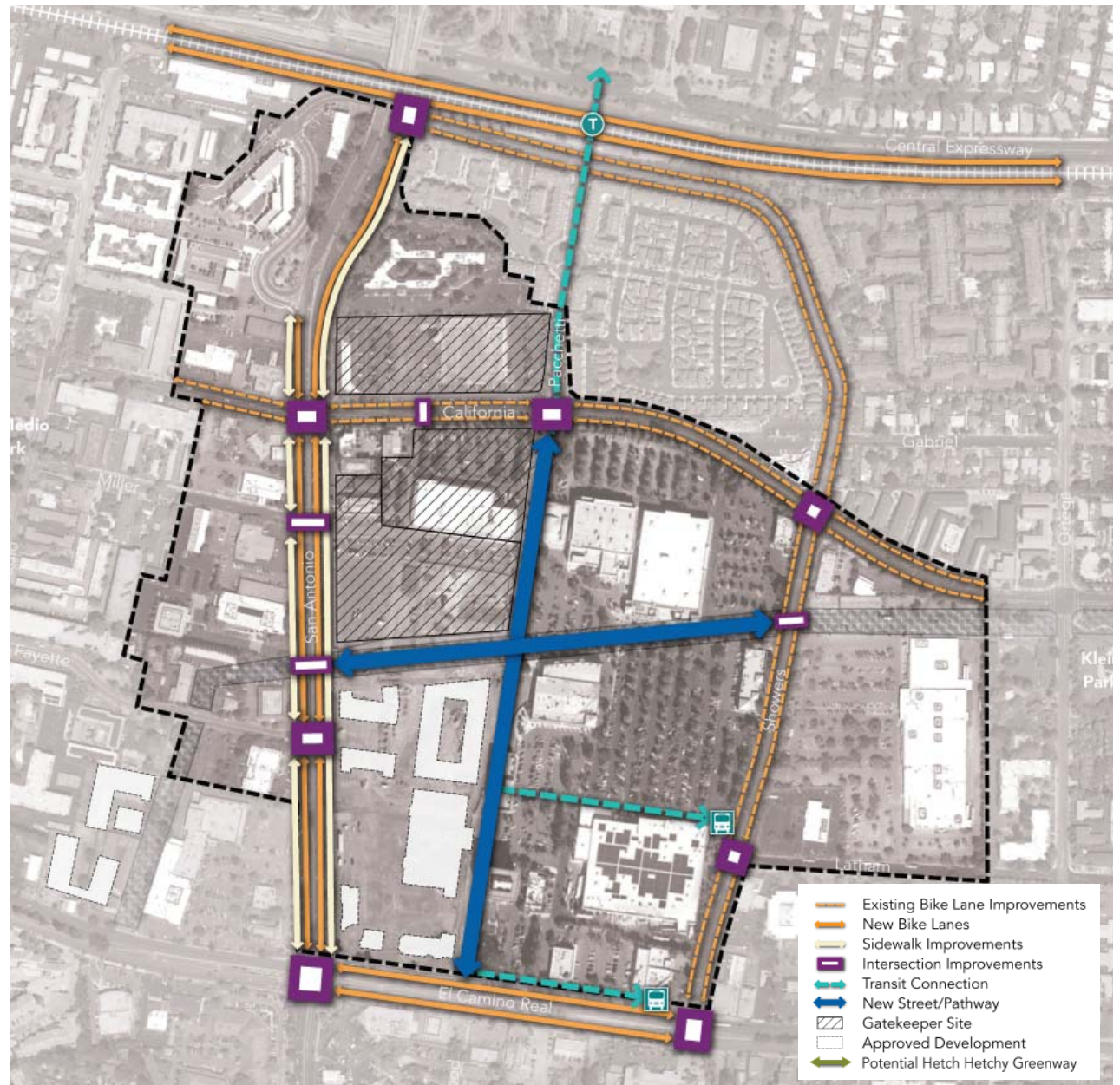
Land Use and Intensity

- Sub Area Concepts

CONNECTIVITY

COMMON PREFERENCES

- Improved pedestrian/bike connections from Caltrain to local lines, through the San Antonio Center, across the Central Expressway, and to other neighborhoods
- Major new North/South and East/West streets/pathways through the San Antonio Center
- Sidewalk improvements along San Antonio Road including wider sidewalks
- Clear and visible pedestrian areas at intersections including bulbouts and refuges for safety, as well as new mid-block crossings
- Tree and landscaping buffers in residential areas, especially buffers that provide shade and include native/drought tolerant plants
- Wide and clearly defined bike lanes with buffers
- Visible and sufficient bike parking
- Retail streets with walkable main street character, especially California Street



Connectivity Strategy Diagram



Popular Visual Preference Survey Photos

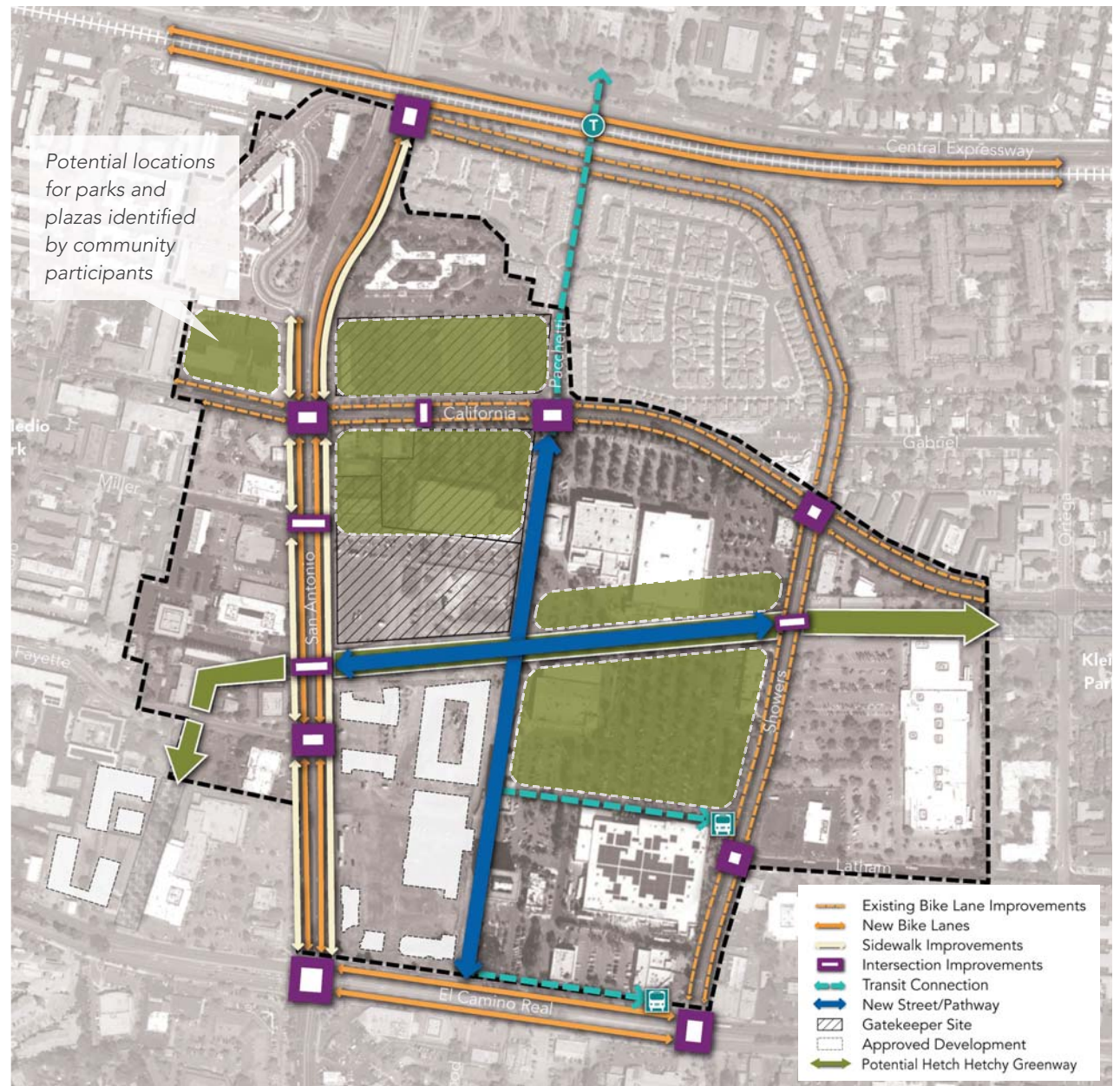
TOPICS FOR FURTHER STUDY

- Specific locations and types of bike/ pedestrian design standards and improvements
- Location of additional new North/ South and East/West streets and pathways connecting through the San Antonio Center
- Relationship of pathways and greenways to new open space
- Potential for pathways in retail areas to be dedicated to only bike and pedestrian traffic
- Balance between traffic calming measures and automobile traffic flow
- Location of surface parking in relationship to streets and buildings
- Residential area setbacks

OPEN SPACE

COMMON PREFERENCES

- Greenway along Hetch Hetchy right-of-way
- Balanced ratio of built space to open space, with parks and plazas throughout new development to provide sense of openness
- Amenities for community gathering in commercial areas and/or aligned with community services and including seating, shade, and flexible open areas for cultural and recreational activities
- Open space, trees and landscaping that provide an inviting environment
- Provide a mix of well-designed open spaces, including small, unexpected pocket parks
- Children's play areas



Open Space Strategy Diagram



Popular Visual Preference Survey Photos

TOPICS FOR FURTHER STUDY

- Economic impact of designating areas as open space, particularly larger neighborhood parks
- Landscape design styles - comments included open, clean and modern, "cozy" and traditional
- The ratio of hardscape (pavers, etc.) to landscape
- Use of open space to create viewsheds

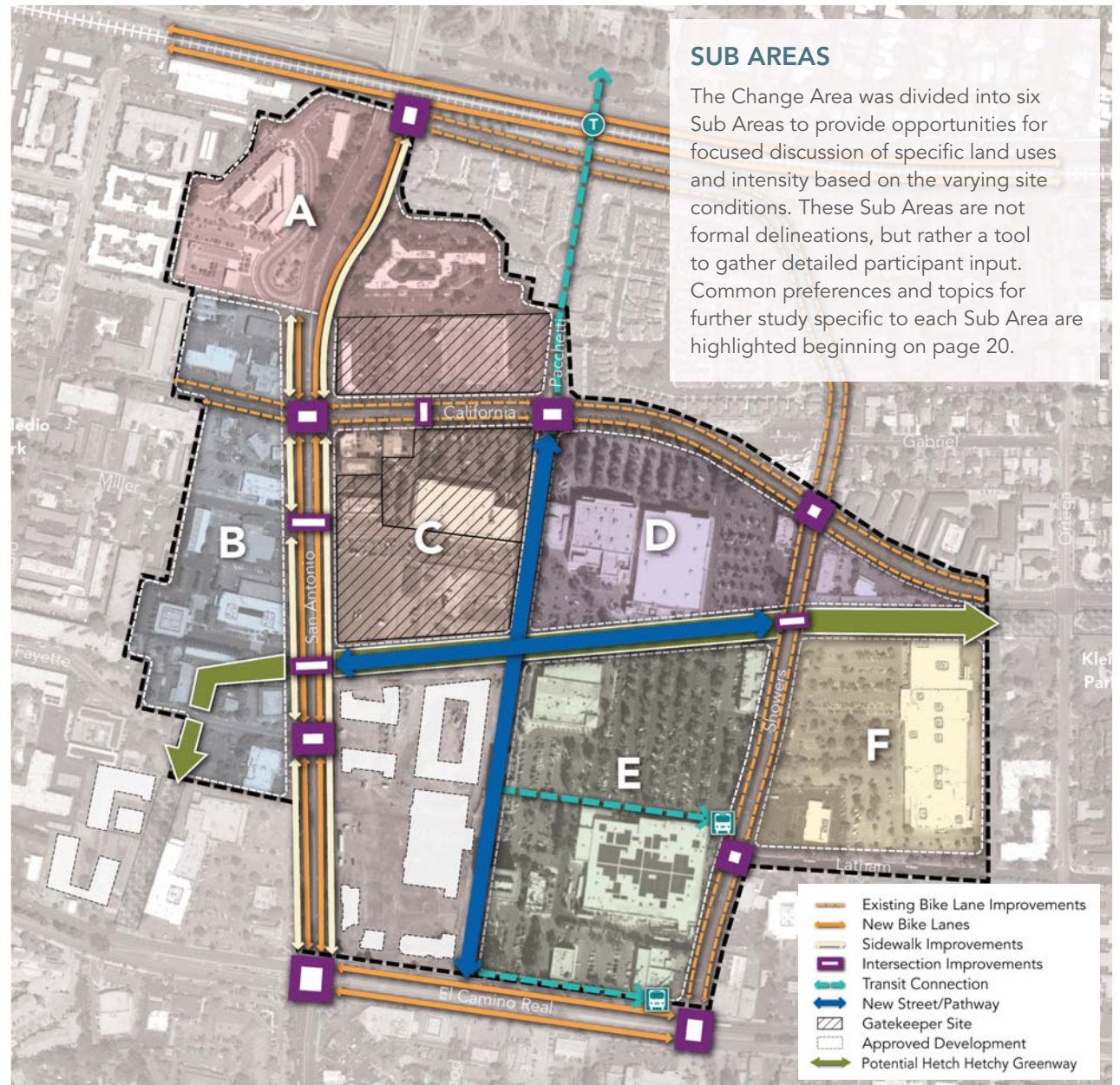
LAND USE AND INTENSITY

COMMON PREFERENCES

- New buildings to include stepbacks, setbacks, staggered heights, façade variety and individual identity
- Private open spaces, balconies and patios on residential buildings
- Large retail wrapped with mixed use development to provide a human scale
- Ground floor design with large windows, entries and other human-scaled features to be inviting and welcoming
- New buildings that fit into the neighborhood
- Small and neighborhood-serving businesses, office, retail and community services

GENERAL PLAN GUIDELINES

- The San Antonio Change Area includes (3) land use designations: Mixed-Use Corridor (Sub Area A), General Mixed-Use (Sub Area B), and Mixed-Use Center (Sub Areas C-F)



Sub Areas Diagram



Popular Visual Preference Survey Photos

TOPICS FOR FURTHER STUDY

- Building heights and intensity in the different site locations
- Importance of mountain views in the design of new development
- Architectural styles - comments ranged from modern to traditional
- Design of parking structures - wrapping parking with other uses, underground parking vs. above ground structured parking vs. surface parking
- Affordable housing near transit

SUB AREA A

COMMON PREFERENCES

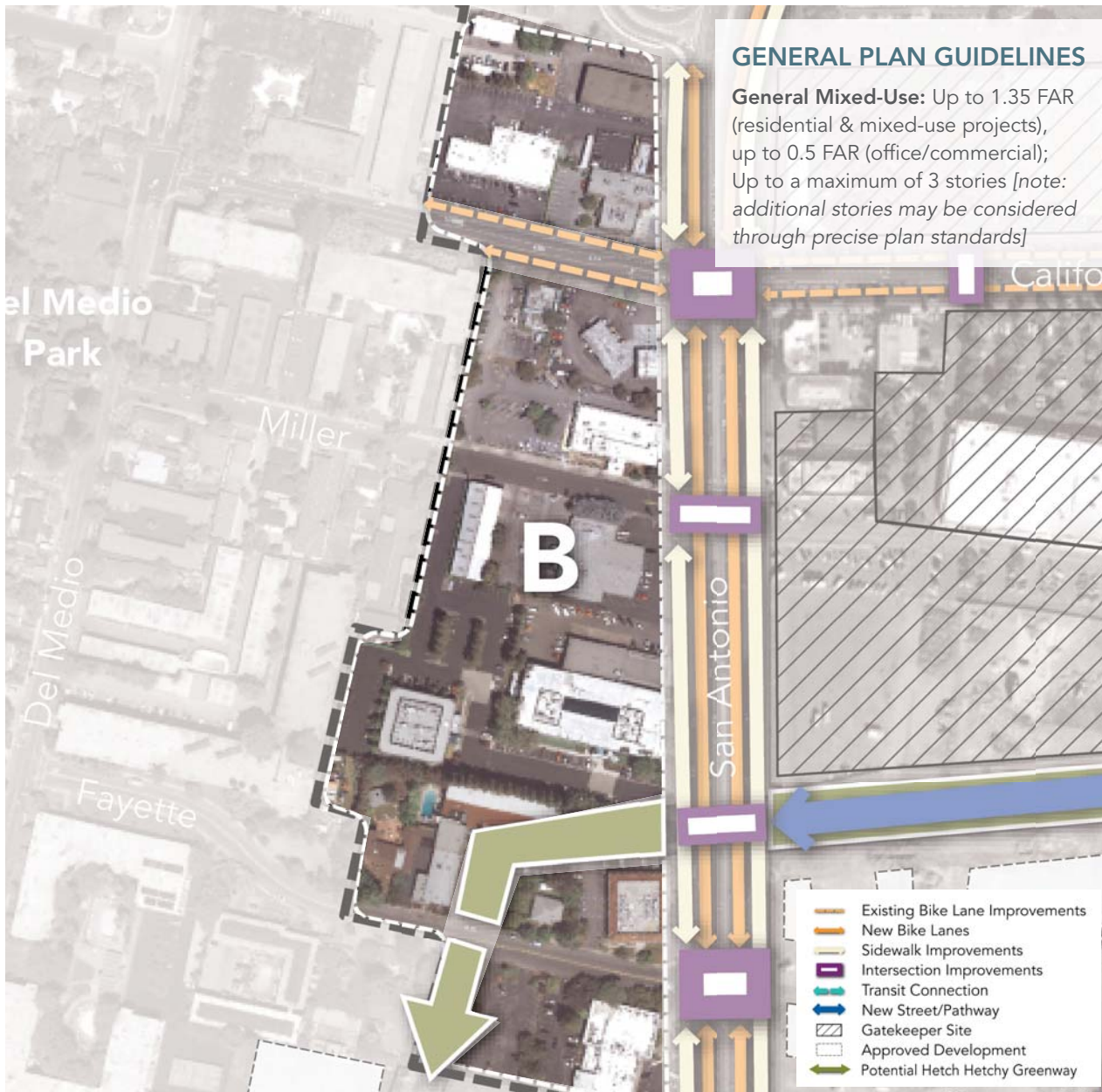
- **Land Use:** Community Services, Residential
- **Intensity:** Building height transition to residential areas

TOPICS FOR FURTHER STUDY

- **Land Use:** Additional land uses - comments included office, retail or flex building (ex. live-work or business incubator spaces)
- **Land Use:** Community impacts of changing commercial land uses to residential (ex. loss of valued businesses and community services)
- **Intensity:** Range of building heights to best transition to residential areas - comments included 2-4 stories



Sub Area A Diagram



Sub Area B Diagram

SUB AREA B

COMMON PREFERENCES

- **Land Use:** Mixed Use Residential/Retail, Office
- **Intensity:** No clear consensus on heights (see below)

TOPICS FOR FURTHER STUDY

- **Land Use:** Land uses that would complement development east of San Antonio to improve the corridor as a whole
- **Intensity:** Building heights - balance of neighborhood transitions to the west and creating complementary transitions to taller buildings in San Antonio Center
- **Intensity:** Coordination with the multiple property owners because small lots may need to be assembled for development feasibility

SUB AREA C

COMMON PREFERENCES

- **Land Use:** Mixed Use Office/Retail and Residential/Retail
- **Intensity:** No clear consensus on heights (see below)

TOPICS FOR FURTHER STUDY

- **Land Use:** Additional land uses - comments included theater, hotel, flex buildings, parks and plazas
- **Intensity:** Building heights - comments range from 1-6 stories
- **Intensity:** Location of taller buildings, if determined desirable and feasible - comments noted these should be located internal to the San Antonio Center with lower density local-serving businesses along San Antonio Road and California Street



Sub Area C Diagram



Sub Area D Diagram

SUB AREA D

COMMON PREFERENCES

- **Land Use:** Retail (small retail along California, large retail within the San Antonio Center), office close to Caltrain
- **Intensity:** Building height transition to residential areas 1-3 stories

TOPICS FOR FURTHER STUDY

- **Land Use:** Additional land uses
- **Intensity:** Potential locations for higher intensity buildings - comments included internal to the San Antonio Center or adjacent to the multifamily housing area east of Showers

SUB AREA E

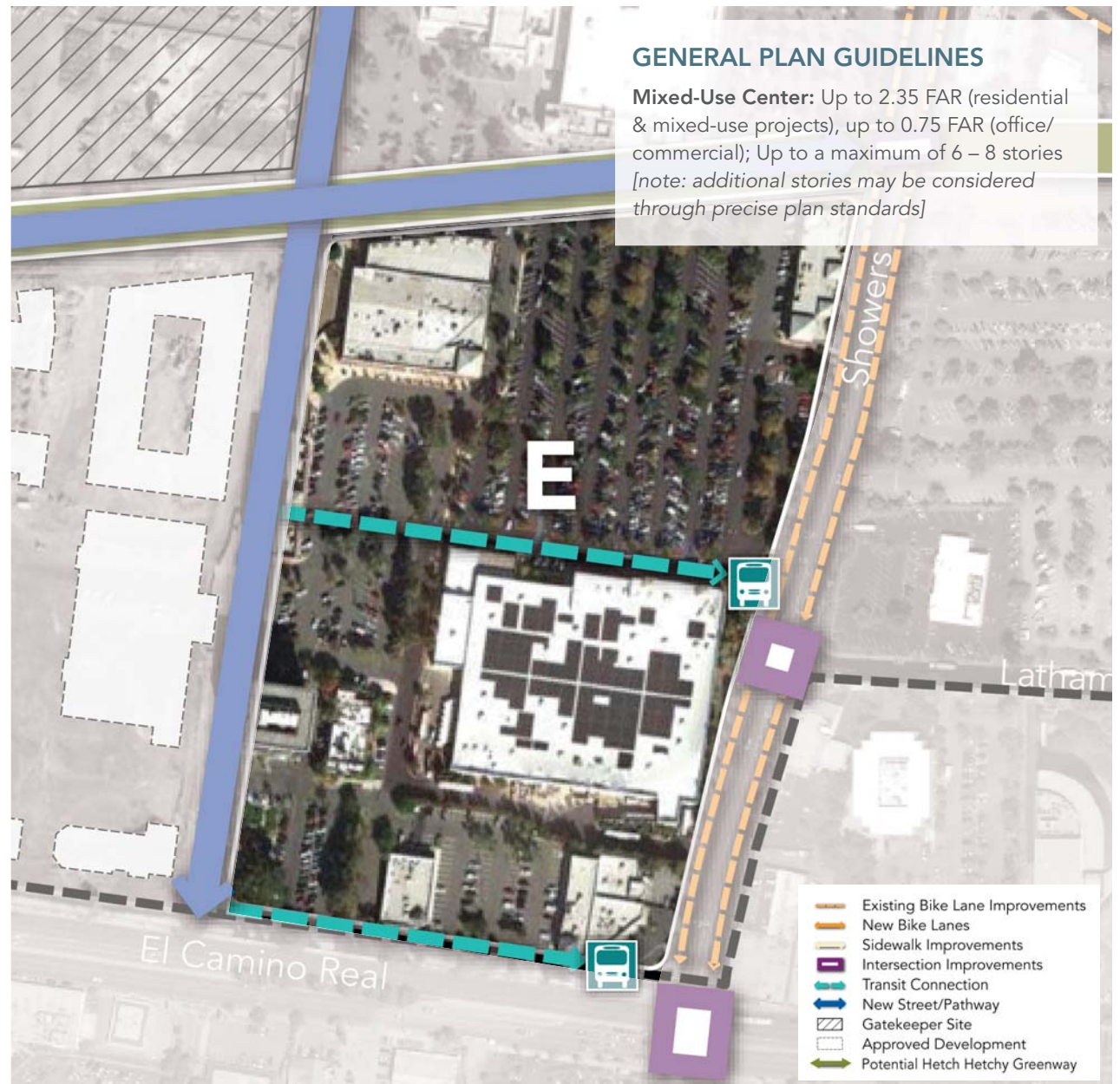
COMMON PREFERENCES

- **Land Use:** Retail
- **Intensity:** 1-3 stories

TOPICS FOR FURTHER STUDY*

- **Land Use:** Additional land uses
- comments included office, flex buildings, residential, community services, park
- **Intensity:** Building heights

**Note: There was a lack of specific input on this area from the community*



Sub Area E Diagram



conclusions and next steps⁴

The San Antonio Area visioning process engaged stakeholders to outline the challenges and opportunities for the future of the area. The key themes repeated by the community throughout the process included creating a human-oriented, well-connected and balanced multimodal environment with neighborhood-serving businesses and community services, and appropriate transitions from the San Antonio Center to adjacent neighborhoods.

Further discussion with the community will continue in the upcoming San Antonio Precise Plan process to refine visioning input and to help in evaluating options for future development projects and public improvements. The City expects the Precise Plan to be a concise, easy to use and internally consistent regulatory document that provides clear direction for development projects but also does not limit flexible and creative options to achieve General Plan goals. The Precise Plan may address, but

not be limited to, the following topics: support and attraction of a mix of commercial land uses serving the neighborhood and the region; urban design that facilitates overall connectivity and safety, including walkability, bikeability, transit access and clear vehicle circulation; strategies and standards to transform and revitalize the San Antonio Center; sustainable development and transportation demand management; and community health and wellness.

Community members interested in updates and continued opportunities for involvement in the San Antonio Area planning process should contact:

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